RANCHO GABRIELA HOMEOWNERS ASSOCIATION
P.O. BOX 25466
TEMPE, AZ 85285

Board of Directors Meeting - Open Session
Tuesday, May 23, 2023 @ 7:00 PM
Rancho Gabriela Elementary School

Meeting Minutes

I. Meeting was called to order at 7:00 p.m. by Louis Lugo, President. Steve Benson and Darrell Meacham were in attendance. Jeanette Landis and John Norton were absent. The Annual Meeting could not be held due to lack of member quorum. Quorum required 213 ballots be collected and only 98 were received.

II. Review and approval of the Board of Directors Meeting Minutes dated April 25, 2023.

III. Appointment of Board and Board Positions: There were 2 open board seats and 2 candidates on the annual meeting ballot. Both candidates, Louis Lugo and John Norton were re-appointed to the board for 3-year terms. Board voted unanimously to retain the same board seats for the next year.

IV. Annual Community Updates were given:

a. Tree trim projects were completed with all Mesquite trees throughout the community trimmed and 400 additional species trimmed on the south side of Cactus Road.
b. The Sisso tree removal project is nearly complete. Just under 700 Sisso trees were removed in total over the last 4 years. There is still some treatment to stumps needed to kill the root systems and then stumps will be grinded to ground level and new Mulga trees will be planted to replace the tree removed.
c. Installation of the smart clock system is complete and reports on water usage are being generated.
d. Sidewalk and walkway repairs have been completed on the south side of Cactus Road from Sisso tree root damage, the north side of Cactus will be completed in 2023.
e. Lighting will be installed in the park areas of parcels 11 on Bullard Road and parcel 17 on Reems Road that have never had lighting.

f. Projects planned for the next few years are repairs to drainage culverts and drywells in the park/retention basins and granite refresh as funds allow for these projects to be completed.

V. Treasurer's Report:

a. Review and acceptance of the Income Statements dated April 30, 2023.
b. Invoice approval—Summer flowers, Ewing, HOA Playground and Yellowstone Landscape.

VI. New Business:

a. Follow-up from meeting with Storm Water Pros – Proposal for repairs to the culvert and drywell across from the elementary school on Cholla for $1150 was approved. Board approved breaking full report/proposal into 4 projects starting with the north side of Cactus.
b. Proposal from Yellowstone for repairs to drainage culverts (2) in Phase 1 at Windrose and Bullard – Approved.
c. Proposal from Yellowstone for repairs to a backyard for sisso root damage – Approved.
d. Billing and term of agreement with Hydro Point for the new smart clock system was discussed – Approved for a 16-month plan through 9/2024.

VII. Old Business:

a. BKB paint basketball goal posts – Complete
b. Concrete Elite walkway repairs – First half of work in Phase 1 approved at cost of approximately $60K.
c. Update on approved projects with Yellowstone—Sisso tree removal project wrapping up, removals should be complete by August, planting to be completed September/October.
d. Security Patrol update—Lighting issues/outages reported.

VIII. Tabled/Pending Items:

a. Proposal from Yellowstone for next turf reduction project—On hold until 2024
b. Complete Design Guideline Amendments—In process
c. Park lights at Parcels 11 & 17—Ordered - Solar King
d. Second half concrete repairs to be scheduled for Phase 1—Concrete Elite
e. Need new Christmas Light contractor
f. 2022 Audit pending completion by Mansperger Patterson & McMullin

IV. Open Discussion:

- Complaint of on-street parking issues on Hope Drive

X. Adjournment at 7:48 p.m.

Minutes prepared and submitted by, Peri Swenson - KMS

6/27/23 Minutes approved/date

Rancho Gabriela Homeowners Association

Board of Directors Meeting

Tuesday, June 27, 2023

Please sign in if you have an item for Open Discussion

Name	Discussion Item